

ANNUAL NOTICE OF ASSESSMENT

PT-306 (revised May 2018)

DeKalb County
Property Appraisal Department
Maloof Annex
1300 Commerce Drive
Decatur, GA 30030
PHONE (404) 371-0841

RE-6051533

Official Tax Matter - 2021 Tax Year

This correspondence constitutes an official notice of
ad valorem assessment for the tax year shown above.

Annual Assessment Notice Date:

06/01/2021

Last date to file written appeal:

07/16/2021

This is not a tax bill - Do not send payment

County property records are available online at:
dekalbcountyga.gov/property-appraisal/welcome

DOWNTOWN DEVELOPMENT AUTHORITY OF THE
CITY OF DORAVILLE
3725 PARK AVE
ATLANTA GA 30340-1197

A	<p>The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in BOX 'B' of this notice. You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors. If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at http://dor.georgia.gov/documents/property-tax-appeal-assessment-form</p> <p>At the time filing your appeal you must select one of the following appeal methods:</p> <p>(1) County Board of Equalization (value, uniformity, denial of exemption, or taxability) (2) Arbitration (value) (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)</p> <p>All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at Maloof Annex, 1300 Commerce Drive, Decatur, GA 30030 and which may be contacted by telephone at: (404) 371-0841.</p> <p>Your staff contacts are MARION WILLIAMS (404) 371-2526 and GEOFFREY JOHNSON (404) 371-2716.</p> <p>Additional information on the appeal process may be obtained at http://dor.georgia.gov/property-tax-real-and-personal-property</p>																																																																																																																																																																																	
B	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%;">Account Number</th> <th style="width: 20%;">Property ID Number</th> <th style="width: 10%;">Acreage</th> <th style="width: 20%;">Tax Dist</th> <th style="width: 20%;">Covenant Year</th> <th style="width: 15%;">Homestead</th> </tr> <tr> <td style="text-align: center;">6051533</td> <td style="text-align: center;">18 310 06 004</td> <td style="text-align: center;">.96</td> <td style="text-align: center;">ASSEM CID SPCL</td> <td></td> <td style="text-align: center;">NO</td> </tr> <tr> <td colspan="6">Property Description</td> </tr> <tr> <td colspan="6" style="text-align: center;">C3 - COMMERCIAL LOT</td> </tr> <tr> <td colspan="6">Property Address</td> </tr> <tr> <td colspan="6" style="text-align: center;">5810 RAIL PARK WAY</td> </tr> <tr> <td colspan="2"></td> <td style="text-align: center;">Taxpayer Returned Value</td> <td style="text-align: center;">Previous Year Fair Market Value</td> <td style="text-align: center;">Current Year Fair Market Value</td> <td style="text-align: center;">Current Year Other Value</td> </tr> <tr> <td colspan="2" style="text-align: center;">100% Appraised Value</td> <td></td> <td style="text-align: center;">158,500</td> <td style="text-align: center;">158,500</td> <td style="text-align: center;">103,025</td> </tr> <tr> <td colspan="2" style="text-align: center;">40% Assessed Value</td> <td></td> <td style="text-align: center;">63,400</td> <td style="text-align: center;">63,400</td> <td style="text-align: center;">41,210</td> </tr> <tr> <td colspan="6" style="text-align: center;">Reasons for Assessment Notice</td> </tr> <tr> <td colspan="6">ANNUAL ASSESSMENT NOTICE REQUIRED BY GA LAW 48-5-306</td> </tr> <tr> <td colspan="6">BASED ON THE FOLLOWING REVIEW, PROPERTY RETURN OR AUDIT</td> </tr> </table>										Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead	6051533	18 310 06 004	.96	ASSEM CID SPCL		NO	Property Description						C3 - COMMERCIAL LOT						Property Address						5810 RAIL PARK WAY								Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	100% Appraised Value			158,500	158,500	103,025	40% Assessed Value			63,400	63,400	41,210	Reasons for Assessment Notice						ANNUAL ASSESSMENT NOTICE REQUIRED BY GA LAW 48-5-306						BASED ON THE FOLLOWING REVIEW, PROPERTY RETURN OR AUDIT																																																																																																					
Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead																																																																																																																																																																													
6051533	18 310 06 004	.96	ASSEM CID SPCL		NO																																																																																																																																																																													
Property Description																																																																																																																																																																																		
C3 - COMMERCIAL LOT																																																																																																																																																																																		
Property Address																																																																																																																																																																																		
5810 RAIL PARK WAY																																																																																																																																																																																		
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value																																																																																																																																																																													
100% Appraised Value			158,500	158,500	103,025																																																																																																																																																																													
40% Assessed Value			63,400	63,400	41,210																																																																																																																																																																													
Reasons for Assessment Notice																																																																																																																																																																																		
ANNUAL ASSESSMENT NOTICE REQUIRED BY GA LAW 48-5-306																																																																																																																																																																																		
BASED ON THE FOLLOWING REVIEW, PROPERTY RETURN OR AUDIT																																																																																																																																																																																		
C	<p>The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's net millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%;">Taxing Authority</th> <th style="width: 10%;">Taxable Assessment</th> <th style="width: 5%;">x</th> <th style="width: 10%;">2020 Millage</th> <th style="width: 5%;">=</th> <th style="width: 15%;">Gross Tax Amount</th> <th style="width: 5%;">-</th> <th style="width: 10%;">Frozen Exemption</th> <th style="width: 5%;">-</th> <th style="width: 10%;">CONST-HMST Exemption</th> <th style="width: 5%;">-</th> <th style="width: 10%;">E Host Credit</th> <th style="width: 5%;">=</th> <th style="width: 10%;">Net Tax Due</th> </tr> <tr> <td>COUNTY OPNS</td> <td style="text-align: right;">41,210</td> <td></td> <td style="text-align: right;">.009366</td> <td></td> <td style="text-align: right;">385.97</td> <td></td> <td style="text-align: right;">.00</td> <td></td> <td style="text-align: right;">.00</td> <td></td> <td style="text-align: right;">.00</td> <td></td> <td style="text-align: right;">385.97</td> </tr> <tr> <td>HOSPITALS</td> <td style="text-align: right;">41,210</td> <td></td> <td style="text-align: right;">.000642</td> <td></td> <td style="text-align: right;">26.46</td> <td></td> <td style="text-align: right;">.00</td> <td></td> <td style="text-align: right;">.00</td> <td></td> <td style="text-align: right;">.00</td> <td></td> <td style="text-align: right;">26.46</td> </tr> <tr> <td>COUNTY BONDS</td> <td style="text-align: right;">41,210</td> <td></td> <td style="text-align: right;">.000354</td> <td></td> <td style="text-align: right;">14.59</td> <td></td> <td style="text-align: right;">.00</td> <td></td> <td style="text-align: right;">.00</td> <td></td> <td style="text-align: right;">.00</td> <td></td> <td style="text-align: right;">14.59</td> </tr> <tr> <td>FIRE</td> <td style="text-align: right;">41,210</td> <td></td> <td style="text-align: right;">.002792</td> <td></td> <td style="text-align: right;">115.06</td> <td></td> <td style="text-align: right;">.00</td> <td></td> <td style="text-align: right;">.00</td> <td></td> <td style="text-align: right;">.00</td> <td></td> <td style="text-align: right;">115.06</td> </tr> <tr> <td>DORA TAXDIST</td> <td style="text-align: right;">41,210</td> <td></td> <td style="text-align: right;">.000000</td> <td></td> <td style="text-align: right;">.00</td> <td></td> <td style="text-align: right;">.00</td> <td></td> <td style="text-align: right;">.00</td> <td></td> <td style="text-align: right;">.00</td> <td></td> <td style="text-align: right;">.00</td> </tr> <tr> <td>SCHOOL OPNS</td> <td style="text-align: right;">41,210</td> <td></td> <td style="text-align: right;">.023080</td> <td></td> <td style="text-align: right;">951.13</td> <td></td> <td style="text-align: right;">.00</td> <td></td> <td style="text-align: right;">.00</td> <td></td> <td style="text-align: right;">.00</td> <td></td> <td style="text-align: right;">951.13</td> </tr> <tr> <td>STATE TAXES</td> <td style="text-align: right;">41,210</td> <td></td> <td style="text-align: right;">.000000</td> <td></td> <td style="text-align: right;">.00</td> <td></td> <td style="text-align: right;">.00</td> <td></td> <td style="text-align: right;">.00</td> <td></td> <td style="text-align: right;">.00</td> <td></td> <td style="text-align: right;">.00</td> </tr> <tr> <td>CITY TAXES</td> <td style="text-align: right;">41,210</td> <td></td> <td style="text-align: right;">.009750</td> <td></td> <td style="text-align: right;">401.80</td> <td></td> <td style="text-align: right;">.00</td> <td></td> <td style="text-align: right;">.00</td> <td></td> <td style="text-align: right;">.00</td> <td></td> <td style="text-align: right;">401.80</td> </tr> <tr> <td>ASSEMBLY CID</td> <td style="text-align: right;">41,210</td> <td></td> <td style="text-align: right;">.025000</td> <td></td> <td style="text-align: right;">1,030.25</td> <td></td> <td style="text-align: right;">.00</td> <td></td> <td style="text-align: right;">.00</td> <td></td> <td style="text-align: right;">.00</td> <td></td> <td style="text-align: right;">1,030.25</td> </tr> <tr> <td>Estimate for County</td> <td></td> <td></td> <td style="text-align: right;">.070984</td> <td></td> <td style="text-align: right;">2,925.26</td> <td></td> <td style="text-align: right;">.00</td> <td></td> <td style="text-align: right;">.00</td> <td></td> <td style="text-align: right;">.00</td> <td></td> <td style="text-align: right;">2,925.26</td> </tr> <tr> <td>Total Estimate</td> <td></td> <td></td> <td style="text-align: right;">.070984</td> <td></td> <td style="text-align: right;">2,925.26</td> <td></td> <td style="text-align: right;">.00</td> <td></td> <td style="text-align: right;">.00</td> <td></td> <td style="text-align: right;">.00</td> <td></td> <td style="text-align: right;">2,925.26</td> </tr> </table>										Taxing Authority	Taxable Assessment	x	2020 Millage	=	Gross Tax Amount	-	Frozen Exemption	-	CONST-HMST Exemption	-	E Host Credit	=	Net Tax Due	COUNTY OPNS	41,210		.009366		385.97		.00		.00		.00		385.97	HOSPITALS	41,210		.000642		26.46		.00		.00		.00		26.46	COUNTY BONDS	41,210		.000354		14.59		.00		.00		.00		14.59	FIRE	41,210		.002792		115.06		.00		.00		.00		115.06	DORA TAXDIST	41,210		.000000		.00		.00		.00		.00		.00	SCHOOL OPNS	41,210		.023080		951.13		.00		.00		.00		951.13	STATE TAXES	41,210		.000000		.00		.00		.00		.00		.00	CITY TAXES	41,210		.009750		401.80		.00		.00		.00		401.80	ASSEMBLY CID	41,210		.025000		1,030.25		.00		.00		.00		1,030.25	Estimate for County			.070984		2,925.26		.00		.00		.00		2,925.26	Total Estimate			.070984		2,925.26		.00		.00		.00		2,925.26
Taxing Authority	Taxable Assessment	x	2020 Millage	=	Gross Tax Amount	-	Frozen Exemption	-	CONST-HMST Exemption	-	E Host Credit	=	Net Tax Due																																																																																																																																																																					
COUNTY OPNS	41,210		.009366		385.97		.00		.00		.00		385.97																																																																																																																																																																					
HOSPITALS	41,210		.000642		26.46		.00		.00		.00		26.46																																																																																																																																																																					
COUNTY BONDS	41,210		.000354		14.59		.00		.00		.00		14.59																																																																																																																																																																					
FIRE	41,210		.002792		115.06		.00		.00		.00		115.06																																																																																																																																																																					
DORA TAXDIST	41,210		.000000		.00		.00		.00		.00		.00																																																																																																																																																																					
SCHOOL OPNS	41,210		.023080		951.13		.00		.00		.00		951.13																																																																																																																																																																					
STATE TAXES	41,210		.000000		.00		.00		.00		.00		.00																																																																																																																																																																					
CITY TAXES	41,210		.009750		401.80		.00		.00		.00		401.80																																																																																																																																																																					
ASSEMBLY CID	41,210		.025000		1,030.25		.00		.00		.00		1,030.25																																																																																																																																																																					
Estimate for County			.070984		2,925.26		.00		.00		.00		2,925.26																																																																																																																																																																					
Total Estimate			.070984		2,925.26		.00		.00		.00		2,925.26																																																																																																																																																																					

SEE REVERSE